



TOWN OF FISHKILL
Offices of Municipal Development
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PLANNING BOARD MEETING AGENDA FOR JUNE 9, 2005

The Planning Board Meeting will be held on Thursday, June 9, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

NEW SUBMITALS:

1. **Pine View Construction - Subdivision** - Applicant seeks Subdivision approval to combine five (5) lots totaling 1.92 acres and to alter a lot line in order to provide for two (2) building lots. Lot No. 1 will consist of 0.93 acres and Lot No. 2 will consist of 0.99 acres. The parcels for this proposal are located on Pine View Road in the R-40 Zoning District. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Town Planning Board Attorney, Town Building/Fire Inspector, Town Highway Superintendent and the Glenham Fire District.
2. **Pioneer Realty Holdings, LLC (a.k.a. Ral Supply Group, LLC) - Amendment to Special Use Permit** - Applicant seeks approval to amend the existing Special Use Permit approval to modify the existing site by removing 3,205 SF of the existing unheated building warehouse space and constructing a new 20,140 SF building. The increase in building area will be 17,115 SF. The parcel for this proposal is located at 2231 Route 9, in the GB (General Business) Zoning District and consists of 3.84 acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Town Building/Fire Inspector, NYS Department of Transportation and the Rombout Fire District.
3. **Mid Hudson Medical Group, P.C. - Subdivision** - Applicant seeks approval to subdivide a parcel totaling 9.06 acres into two (2) lots. Lot 1 will consist of 5 acres and Lot 2 will consist of 4.06 acres. The parcel for this proposal is located at 600 Westage Business Center Drive in the PSC (Planned Shopping Center) Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Planning Board Attorney, Dutchess County Department of Health and the Rombout Fire District.
4. **Mid Hudson Medical Group, P.C. - Site Development Plan** - Applicant seeks approval to construct a 60,000 SF medical office facility on Lot 1 of the proposed Mid Hudson Medical Group Subdivision listed above. The parcel for this proposal is located at 600 Westage Business Center Drive in the PSC (Planned Shopping Center) Zoning District and will consist of 5 acres. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Planning Board Attorney, Dutchess County Department of Planning and Development and the Rombout Fire District.

REVIEWS:

1. **Van Wyck @ Merritt Park - Site Development Plan** - Review applicant's request for the issuance of Certificates of Occupancy for residential units in Phase I.
2. **Lilac Corporation - Subdivision** - Board to review Negative Declaration and Resolution of Preliminary Approval. (*Deferred until the June 23, 2005 Planning Board meeting*)
3. **Westage Lot 5 Hotels - Site Development Plan** - continuation of project review.
4. **Waterfront @ Fishkill - Phase V - Townhouses - Site Development Plan** - continuation of project review.
5. Board to approve May 26, 2005 Planning Board Meeting Minutes.